

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Phipps Crescent, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$745,000

House

X

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: House
Land Size: 344 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
March quarter 2017: \$745,000

Comparable Properties

17 Watkins St DIAMOND CREEK 3089 (REI)

Agent Comments

 -  -  -

Price: \$490,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.